



## House Meschers/Gironde approximately 112 m2



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 470,000

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Мешер-сюр-Жиронд
Почтовый индекс:	17132
Добавлено:	27.09.2024

Описание:

**EXCLUSIVE!**

In Charente-Maritime, south of Royan, in Meschers, close to the city center, a rare location, a renovated villa with garden, everything on foot!

This single-storey house corresponds exactly to the general demand; tastefully renovated just 4 years ago, it offers a surface area of approximately 112 m2 including a living room with open kitchen, 3 beautiful bedrooms including a master suite, a second shower room, a separate toilet, a utility room, a storeroom, a large garage of approximately 46 m2 and an additional room upstairs isolated which can be converted into a fourth bedroom.

At the end of a large driveway, on the edge of a small stream, you can enjoy the proximity of the city center while being very quiet.

An ideal location about 5 minutes walk from the shops of Meschers and less than 15 minutes from the beaches.

This house offers beautiful volumes, bright and welcoming, it will seduce you with its authenticity and its quality services (beautiful tiling, terrace on plots, modern kitchen, programmable pellet stove, plenty of storage in the bedrooms).

To discover without delay!

Information on the risks to which this property is exposed is available on the Géorisques website:

### Общие

Спальни:	3
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Ванные комнаты: 2  
Готовые кв.м.: 112 кв м  
Площадь участка: 1150 кв м

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 232

## Building details

Parking: да

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [http://www.arkadia.com/PFYR-T185574/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T185574/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1688-45-gnvma10770102259

